



**DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
INTEROFFICE MEMORANDUM**

TO: Board of County Commissioners
VIA: Terry Shannon, County Administrator *TS*
VIA: Thomas Barnett, Director *TB*
FROM: Mary Beth Cook, Deputy Director *MEC*
DATE: August 5, 2014
SUBJECT: August 19, 2014 Work Session - Text Amendment 14-01
Update to Calvert County Zoning Ordinance Parking Regulations

Background

A work session is scheduled for Tuesday, August 19, 2014 regarding updates to the Calvert County Zoning Ordinance (CCZO) parking regulations.

Discussion

Only minor changes have been made to the current parking charts since adoption in the May 2006 Zoning Ordinance. A comprehensive review of the parking regulations has been done by the Community Planning & Building Staff to achieve the following:

- Reduce the required number of spaces for businesses to enhance economic viability
- Account for the sharing of spaces between uses and reduce the amount of required parking
- Reduce the number of spaces required in order to reduce the amount of impervious surface, which will reduce stormwater runoff, a goal of the Watershed Implementation Plan
- Allow addition parking, beyond the minimum required, without having to make a formal written request
- Eliminate parking requirements based on legal occupancy which requires a determination from the Fire Marshal's Office
- Revise the parking chart to reflect recent text amendments to the zoning use charts
- Propose requiring one electric vehicle charging station when more than 25 parking spaces are required for commercial, industrial and recreational uses
- Provide dimensions and additional clarification of stacking requirements for drive-throughs and automobile filling stations.

Recommendation/Conclusion

Staff recommends the Board of County Commissioners discuss any comments and concerns regarding the proposed changes to the parking regulations and direct staff to hold a work session with the Planning Commission to get their input prior to scheduling a joint public hearing.

Attachments: Staff Report
Proposed Text Amendments
PowerPoint Slides

Calvert County Board of County Commissioners

August 19, 2014 Work Session

Proposed Text Amendments to the Calvert County Zoning Ordinance



Text Amendment 14-01: Parking

Purpose of Amendments

- This text amendment proposes updating the Parking Regulations of the Calvert County Zoning Ordinance.
- Staff is seeking the Board's direction to take the update through the text amendment process.
- Upon receiving the Board's direction, Staff will hold a work session with the Calvert County Planning Commission.

Text Amendment 14-01: Parking

Only minor changes have been made to the current parking regulations since the adoption of the May 2006 Zoning Ordinance.

A comprehensive review of the parking regulations has been done by the Community Planning & Building Staff to achieve the following:

- Reduce the required number of spaces for businesses to enhance economic viability
- Account for the sharing of spaces between uses and reduce the amount required parking

Text Amendment 14-01: Parking

- Reduce the number of spaces required in order to reduce the amount of impervious surface, which will reduce stormwater runoff, a goal of the Watershed Implementation Plan
- Allow additional parking, beyond the minimum required, without having to make a formal written request
- Calculate parking based on building size instead of on legal occupancy eliminating the need for a determination from the Fire Marshal's Office
- Revise the parking chart to reflect recent text amendments to the zoning use charts

Text Amendment 14-01: Parking

- Propose requiring one electric vehicle charging station when more than 25 parking spaces are required for commercial, industrial and recreational uses
- Provide dimensions and additional clarification of stacking requirements for drive-throughs and automobile filling stations.

Text Amendment 14-01: Parking **Proposed Amendments to Article 5:** **Residential Parking Regulations**

Summary of Proposed Changes:

- State that parking regulations are the minimum spaces required
- Reduce the required parking for apartments from 2 spaces to 1
- Reduce the required parking for attached dwellings from 3 spaces to 2
- Add/delete uses to be consistent with the Use Charts in Article 3.

TABLE 5-6 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
USE	NUMBER OF SPACES
Apartment, Accessory to a Single-family Detached Dwelling	2 1
Apartment, Accessory for Resident Watchman/Caretaker	1
Apartment, Accessory Over a Business	1 per unit + 20% for overflow business (see parking matrix for mixed use)
Assisted Living Facility	1 per 5 beds + 1 per on-duty employee
Bed & Breakfast Facility, up to 2 Bedrooms in Use	2 per dwelling plus 1 per overnight lodging unit rented bedroom
Bed & Breakfast Facility, 3 to 5 Bedrooms in Use	2 per dwelling plus 1 per overnight lodging unit rented bedroom
Boarding House	2 per dwelling plus 1 per overnight lodging unit rented bedroom
Dwelling, Attached (Duplex, Triplex, Fourplex, Multi-family, Townhouse, or Mixed Residential) ^{12, 13}	3 1.5 per dwelling unit for efficiency or with 1-bedroom¹² 2 per dwelling unit with 2 or greater bedrooms (2 per dwelling unit in the R3D)
Dwelling, Single-Family Detached (on lot ≤ 10,000 square feet) ¹² Guest and overflow parking is required for new single-family detached developments	2 2
Dwelling, Single-Family Detached (on lot > 10,000 square feet)	2
Group Home	2 per dwelling plus 1 per 2 overnight lodging unit rented bedrooms
Liveaboards	Included in marina parking
Lodgers-in-Residence	2 plus 1 per overnight lodging unit
Manufactured Home Community ¹²	2 per unit
Manufactured Home, Farm	2
Manufactured Home on Individual Lot	2
Manufactured Home or Recreational Vehicle (Emergency)	2
Manufactured Home For Resident Watchman/Caretaker	2
Manufactured Home Subdivision ¹²	2 per unit
Tenant House	2



- Black font – existing language
- **Red** font – proposed language
- ~~Black Strikethrough~~ - language to be removed

Text Amendment 14-01: Parking **Proposed Amendments to Article 6:** **Non-Residential Parking Regulations**

Summary of Proposed Changes:

- Specifying that the maximum number of spaces that may be provided is 25% more than the required spaces. An additional 25%, above the maximum may be provided if the spaces are pervious.
- Permitting shared parking among multiple adjoining or adjacent parcels.
- The following slides are proposed changes to Table 6-2 Number of Parking Spaces Required. Only uses with proposed parking changes are shown.

Text Amendment 14-01: Parking

Proposed Amendments to Article 6:

Revisions Proposed to Parking Categories

KEY TO TABLE 6-2:

PARKING CATEGORY	NUMBER OF SPACES
A – Very Low Parking Generation Group and/or Seasonal Uses	A minimum of four spaces shall be required. In addition, the number of parking area spaces shall be adequate in size sufficient so that there is no parking on the right-of-way. Parking areas shall meet all other requirements of this Section.
B – Low Parking Generation Group	One space per 300 square feet net gross floor area including all indoor and outdoor patron areas
C – Normal Moderate Parking Generation Group	One per 200 250 square feet net gross floor area including all indoor and outdoor patron areas
D – High Parking Generation Group	One per 150 200 square feet net gross floor area including all indoor and outdoor patron areas
E – Eating Establishments	One per 50 square feet of gross floor area including all indoor and outdoor patron areas (10/13/10)
N/A	No parking required.



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Proposed Changes to Table 6-2: Minimum Number of Parking Spaces required for Non-Residential Development

Agritourism, Ecotourism, and Heritage Tourism Uses	Existing Parking Category	Proposed Parking Category
Public Events/Public Assemblies on Farmland	A	D
Rental Facilities on Farms	A	D
Sports Practice Fields on a Farm	A	30 spaces per field
Agricultural Uses		
Farm Brewery, Distillery and Winery	N/A	A
Farm Brewery, Distillery and Winery (with Tasting Room)	E	C
Retail Nursery	A	B
Commercial Retail Uses		
Market, Artisans' and Crafters'	A	C
Retail Commercial ≤10,000 square feet		
Retail Commercial > 10,000 square feet ≤ 75,000 square feet		
Retail Commercial > 75,000 square feet		
Retail Commercial Building with Drive-up Facility	C	See Retail Commercial above based on building size
Seasonal Retail Sales or Display Area, Outdoor	Not on current chart	Adequate parking for the primary use of the property must be demonstrated. No additional parking required for the Sales/Display area.

Business & Personal Service Uses	Existing Parking Category	Proposed Parking Category
Corporate Headquarters	C	B
Crematorium (not associated with funeral home)	N/A	A
Crematorium (associated with funeral home)	1 per 4 persons legal occupancy	1 space per 4 seats in public assembly room(s)
Eating Establishments	E	
<ul style="list-style-type: none"> With or without outdoor patron area – on individual parcel 	E	1 space per 60 square feet of gross floor area including all indoor and outdoor patron areas
<ul style="list-style-type: none"> With or without outdoor patron area – within a shopping center, mall, plaza or similar multi-service retail commercial use (excluding in-line stores) 	C	1 space per 90 square feet of gross floor area including all indoor and outdoor patron areas
<ul style="list-style-type: none"> With no patron area 	10 minimum plus 0.5/employee	D
Entertainment Business, Adult	1 per 4 persons legal occupancy	D
Funeral Home	1 per 4 persons legal occupancy/visitation areas	1 space per 4 seats for public assembly room(s)
Home Occupation, Class I	1 per employee	No additional parking above spaces requirement for dwelling
Home Occupation, Class II	1 per employee	2
Home Occupation, Class III	Not on current chart	2 + 1 space per non-resident employee
Laundry/Laundromat	D	B
Motel or Hotel	1 per overnight lodging unit plus 1 per employee	1 per overnight lodging unit
Nightclub, Lunge	E	1 space per 50 square feet gross floor area including all indoor patron areas
Nightclub or Lounge with Outdoor Patron Area	E	1 space per 50 square feet gross floor area including all indoor patron areas
Office, Non-Medical	C	B
Tavern, Bar	E	1 space per 50 square feet gross floor area
Tavern or Bar with Outdoor Patron Area	E	1 space per 50 square feet gross floor area including all outdoor patron area

Recreation Uses	Existing Parking Category	Proposed Parking Category
Carnival, Fair or Circus – Temporary, on Less than Five Acres	A	N/A
Carnival, Fair or Circus – Temporary, on More than Five Acres	A	N/A
Convention Center	1 per 4 persons legal occupancy	1 space per 100 square feet gross floor area
Golf Course	4 per hole plus one per employee	3 spaces per hole
Golf, Driving Range	2/tee	1 space per tee
Golf, Miniature	1 per 2 holes plus 1 per employee	1 per 2 holes
Recreation Facility, Indoor Commercial (Indoor Sports)	1 per 4 persons legal occupancy	D
Recreation, Indoor Commercial: Bingo Hall	1 per 4 persons legal occupancy	D
Recreation Facility , Indoor Commercial: Fitness Center	1 per 4 persons legal occupancy	D
Recreation Facility , Indoor Commercial: Studio (Arts & Crafts production)		B
Recreation Facility , Indoor Commercial: Studio, Performing Arts	1 per 4 persons legal occupancy	Studio: 1 space per 300 gross floor area Performing Arts: 1 space per 4 seats in main assembly area
Retreat, Day		C
Target Range, Indoor	1 per 4 persons legal occupancy	1 space per shooting alley
Target Range, Institutional	Not on current chart	A

Motor Vehicle & Related Service Uses	Existing Parking Category	Proposed Parking Category
Automobile Filling Station	2 per pump island + stacking + 3 per service bay + 1 per tow truck	2 per pump island + stacking + 3 per service bay
Automobile Filling Station with Convenience Store and/or Eating Establishment - Convenience Store - Eating Establishment	2 per pump island + stacking + 3 per service bay + 1 per tow truck + 1 per 200 net floor area	2 per pump island + stacking + 3 per service bay + 1 space per 250 gross floor area + 1 space per 100 gross floor area
Automobile Parts Dismantling and/or Storage	4 + 1 per 2 employees	A
Car Wash	4 + 1 per 2 employees	A
Motor Vehicle Dealership – New or Used ¹	1 per 300 s.f. display area or 1 per 10 display items (min. 5 spaces)	B + 3 spaces per service bay
Park-and-Sell Lot	1 per 300 s.f. display area or 1 per 10 display items (min. 5 spaces)	B
¹ Gross Floor area to be calculated based on interior and exterior vehicle display areas		
Industrial Uses	Existing Parking Category	Proposed Parking Category
Manufacturing and/or Assembly, Heavy	Not on current chart	1 per 1000 gross floor area
Salvage and/or Junk Yard	4 + 1 per 2 employees	A
Sand, Gravel or Mineral Extraction and Processing	4 + 1 per employee	A
Sand, Gravel or Mineral Extraction (No Processing)	4 + 1 per employee	A
Sawmill, Commercial	4 + 1 per employee	A
Wind Energy System, Commercial	Not on current chart	A

Institutional Uses	Existing Parking Category	Proposed Parking Category
College or University	1 per 150 square feet	8 spaces per teaching station or 1 space per 4 seats in auditorium (whichever is greater)
Day Care Center, 8 clients or less	3 per teaching station	1 space for drop off + parking required for dwelling
Day Care Center, More than 8 clients	Not on current chart	1 space for drop off + 2 spaces per teaching station
Elementary, Middle and High School	Elementary: 3 per teaching station Middle: 3 per teaching station + 1 per 4 seats in auditorium (whichever is greater) High: 1 per 4 seats or 5 per teaching station (whichever is greater)	Elementary: 3 per teaching station Middle: 3 per teaching station or 1 space per 4 seats in auditorium (whichever is greater) High: 1 per 4 seats in auditorium or 5 per teaching station (whichever is greater)
Fire and/or Rescue Service <ul style="list-style-type: none"> Without meeting/banquet hall With meeting/banquet hall 	1 per 4 persons legal occupancy	<ul style="list-style-type: none"> 2 spaces per bay D
Hospital	C	7 per bed ¹
Library	1 per employee + 1 per 200 gross floor area	C
Museum	1 per employee + 1 per 200 gross floor area	C
Nursing or Convalescent Home	1 per 5 beds + 1 per on-duty employee	1 per 4 beds
Place of Worship, Parish Hall, Convent, Monastery or Rectory	1 per 4 persons legal occupancy	1 space per 4 seats of maximum seating capacity in main assembly area or 1 space per 200 square feet in the parish hall (whichever is greater)
Public or Non-Profit Park	Not on current chart	A + 60 spaces per athletic field + 120 spaces for football fields
Public or Governmental Building	C	Refer to Building Use

¹Required parking spaces includes staff, visitors and all uses within the proposed hospital building,

Text Amendment 14-01: Parking **Proposed Amendments to Article 6:** **Stacking Requirements**

- Defines the size of space required for vehicle stacking as 20'x10' per vehicle.
- Stacking shall not negatively affect the site circulation or back up into a road right-of-way.
- Providing requirements for multiple drive through lanes and Automobile Filling Stations.
- Specifies that bus parking shall be provided for uses which accommodate school field trips and bus tours.

Text Amendment 14-01: Parking

Proposed Amendments to

Article 12: Definitions

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Accessory Building, Structure, or Use on the same property with the Principal Use	A building, structure, or use on the same lot with, attached to or detached from, and of a nature customarily incidental and subordinate to, a principal building, structure, or use. In the 100-yr floodplain, an accessory structure shall be used solely for parking of vehicles and limited storage.
Primary Building, Structure or Use	The principle or dominant building, structure or use of a property.
Seat	The number of devices for seating individual persons or the number of spaces allocated for seating individuals (but not less than 24 linear inches) in multi-person seating units.
Use, Primary	See: Primary Building, Structure or Use
Vehicle Display Area	The area where vehicles for sale are parked inside of a building, on any exterior designated area for display or an area designated “adjacent to the right-of-way” as permitted by a Town Center zoning ordinance.

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Next Steps:

- Recommend Commissioners direct staff to hold a work session with the Planning Commission
- Final draft will be distributed for agency comments following the Planning Commission Work Session
- Joint Public Hearing to be scheduled with Planning Commission and County Commissioners

STAFF REPORT
TEXT AMENDMENT CASE NO. 14-01
AMENDMENT TO SECTION 5-1.12, TABLE 5-6, SECTION 6-3, TABLE 6-2, SECTION 6-4.02, AND ARTICLE 12 OF THE CALVERT COUNTY ZONING ORDINANCE
RE: PARKING REGULATIONS

DATE PREPARED:

August 5, 2014

WORKSESSION DATES:

June 20, 2012 – Planning Commission

August 15, 2012 – Planning Commission

August 19, 2014 – Board of County Commissioners

PUBLIC HEARING DATES:

TBD

AMENDMENTS PROPOSED BY:

Department of Community Planning and Building

PURPOSE / BACKGROUND:

A comprehensive review of the parking regulations has been done by the Community Planning and Building staff and a reduction of the required number of spaces is proposed. The current regulations are set up to be both minimums and maximums precluding any flexibility.

The parking charts are modified by reducing the requirements to an appropriate minimum while allowing property owners to provide additional parking without additional approvals. The proposed regulations also allow shared parking within or among multiple parcels for uses shown on a commercial site plan.

These changes are intended to achieve the following:

- Enhanced economic viability for businesses. Requiring fewer spaces reduces land area requirements and construction costs and allows for more efficient use of already developed commercial property.
- Decreased area of impervious surface, which will reduce stormwater runoff, a goal of the Watershed Implementation Plan. Reducing the need for storm water facilities will also reduce development costs
- Enhance community character and vitality by reducing the visual impact of surface parking.
- A more human-scale environment that emphasizes parking efficiency over supply.

Other changes address:

- Maximum number of spaces: Current regulations limit the maximum number of parking spaces to that shown in the parking chart. Provision of any additional spaces requires approval from the Planning Commission. The proposed regulations allow a property to exceed the minimum by 125% by right. An additional 25% more spaces, above the maximum would be allowed if they are pervious.
- Permit shared parking within or among multiple parcels for uses shown on a commercial site plan including retail commercial, office, hotel/motel, and residential. A method is provided for accounting for the sharing of spaces between uses.
- Basis for calculation:
 - Eliminate parking requirements based on legal occupancy. This requires a determination from the Fire Marshal's Office, which is often challenged or results in the manipulation of a project's components. Provide requirements that are based on interpretation and follow general planning practice.

- Change calculation from net square footage to gross square footage. Use of net square footage has required interpretation of what square footage should be counted. Use of gross square footage is more straight forward and consistent with general planning practice.
- Update the parking chart to reflect recent text amendments to the zoning use charts.
- Addition of specific provision for parking of accessory uses.
- Propose requiring one electric vehicle charging station when more than 25 parking spaces are required for commercial, industrial and recreational uses
- Provide dimensions and additional clarification of stacking requirements for drive-throughs and automobile filling stations.

The updated parking requirements were completed after evaluating required parking for comparable uses from the following resources:

- SmartCode - Version 9 and Manual
- Smart Growth/Smart Energy Toolkit – Smart Parking

Parking requirements of adjacent counties are provided for comparison of standards for Retail Uses, Eating Establishments, and Dwellings:

	Retail – General	Eating Establishment	Dwellings			
			Single family	Multi-family		
				1 bdrm	2 bdrms	3 & > bdrms
Calvert Co. Existing Net sq footage	1 per 200 sf	1 per 50 sf	3 per dwelling	3	3	3
Proposed¹ Gross sq footage	1 per 200 sf (<10,000 sf)	1 per 60 sf on individual parcel	2 per dwelling	+10% guest spaces		
	1 per 250 sf (10,000 – 75,000 sf)	1 per 90 sf within a shopping center		1.5	2	2
				+25% guest spaces		
Charles Co. Gross sq footage	1 per 200 sf	1 per 62.5 sf (10 space min.)	2 per dwelling	1.5	2	2.5
St. Mary's Co. Gross sq footage	1 per 200 sf	1 per 2 seats	2 per dwelling	1.5	2	2
				+.5 guest space/unit		
Anne Arundel Co. Gross sq footage	1 per 160 sf (< 50,000 sf) 1 per 180 sf (50,000 – 600,000 sf)	1 per 200 sf or 1 per 3 seats (whichever is greater)	2 per dwelling	1	2	3

¹Not including reduction for shared parking if applicable

CONCLUSION/STAFF RECOMMENDATIONS:

Recommend the Commissioners review and discuss the proposed changes to the parking regulations and direct staff to hold a work session with the Planning Commission.

Article 5: Residential Development Requirements

5-1.12 Parking Requirements for Residential Development

- A. The provisions of this Section shall apply to all new construction, to additions to existing buildings and structures, and to buildings for which the primary use is being changed ~~or~~ **accessory uses are being changed or added**. Occupancy permits will not be granted until such parking and loading facilities are constructed and available. See Section 5-3.08 for additional parking requirements that apply to Townhouse, Single-Family Attached, and Multi-family Development.
- B. Parking, loading and driveway surfaces shall meet the standards of the Road Ordinance (Chapter 104 of the Code of Calvert County).
- C. **Parking Space Requirements**
 - 1. For the purpose of this Section, each off-street parking space shall measure ~~a minimum of~~ nine feet by 18 feet, **at a minimum**, exclusive of access drives.
 - 2. Parallel parking spaces shall measure 23 feet by seven feet, **at a minimum**.
 - 3. Individual garages shall not be counted when calculating the number of parking spaces for single-family detached dwellings. The area covered by a carport shall be counted toward meeting the **minimum** parking requirements as long as the carport is not enclosed.
 - 4. All parking, passenger loading zones and signage for accessible parking spaces shall comply **at a minimum** with the Maryland Accessibility Code (MAC). All other current Federal and State accessibility guidelines for site design shall apply. Any dimensions listed in the Ordinance are offered as examples only.
 - 5. When calculating the number of parking spaces, fractions shall be rounded up.
 - 6. Parking spaces shall be provided ~~based on~~ **for each** individual uses ~~on the parcel~~ as indicated in Table 5-6.
 - 7. **Parking spaces within residential driveways shall measure nine feet by 23 feet, at a minimum for a single driveway space and nine feet by 18 feet for each additional in-line tandem space.**

TABLE 5-6 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
USE	NUMBER OF SPACES
Apartment, Accessory to a Single-family Detached Dwelling	2 1
Apartment, Accessory for Resident Watchman/Caretaker	1
Apartment, Accessory Over a Business	1 per unit + 20% for overflow-business (see parking matrix for mixed use)
Assisted Living Facility	1 per 5 beds + 1 per on-duty employee
Bed & Breakfast Facility, up to 2 Bedrooms in Use	2 per dwelling plus 1 per overnight lodging-unit rented bedroom
Bed & Breakfast Facility, 3 to 5 Bedrooms in Use	2 per dwelling plus 1 per overnight lodging-unit rented bedroom
Boarding House	2 per dwelling plus 1 per overnight lodging-unit rented bedroom
Dwelling, Attached (Duplex, Triplex, Fourplex, Multi-family, Townhouse, or Mixed Residential) ^{12, 13}	3 1.5 per dwelling unit for efficiency or with 1-bedroom¹² 2 per dwelling unit with 2 or greater bedrooms (2 per dwelling unit in the RCD)
Dwelling, Single-Family Detached (on lot ≤ 10,000 square feet) ¹² Guest and overflow parking is required for new single-family detached developments	3 2
Dwelling, Single-Family Detached (on lot > 10,000 square feet)	2
Group Home	2 per dwelling plus 1 per 2 overnight lodging-unit rented bedrooms
Liveaboards	Included in marina parking
Lodgers in Residence	2 plus 1 per overnight lodging-unit
Manufactured Home Community ¹²	2 per unit
Manufactured Home, Farm	2
Manufactured Home on Individual Lot	2
Manufactured Home or Recreational Vehicle (Emergency)	2
Manufactured Home For Resident Watchman/Caretaker	2
Manufactured Home Subdivision ¹²	2 per unit
Tenant House	2

¹² In addition, a minimum of an additional **40 25** percent of the total number of **required** spaces **provided** for the attached **and detached** dwelling units shall be provided for guests and overflow parking. Such parking shall ~~either~~ be provided as ~~on-street parking or~~ a separate parking area(s) **located** within ~~easy walking distance~~ **0.25 mi. from the furthest of the majority of the dwelling units** within the development.

¹³ **Note 1:** The Planning Commission may grant a reduction in the number of parking spaces required for single-family attached dwelling developments for an Age-Restricted Housing Community or an Affordable Housing Community if the community is located within a Town Center that is served by a public transportation system. **Note 2:** ~~Additional parking is not required for attached dwellings in the Rural Community District (RCD). The parking requirement for these units is 2 spaces per dwelling unit.~~

Article 6: Non-Residential Development Requirements

6-3 PARKING AND LOADING REQUIREMENTS FOR NON-RESIDENTIAL USES

6-3.01 General Provisions

- A. The provisions of this Section shall apply to all new construction, to additions to existing buildings and structures, and to buildings for which the primary use is being changed **or accessory uses are being changed or added**. Occupancy permits will not be granted until such parking and loading facilities are constructed and available.
- B. Parking, loading and driveway surfaces shall meet the standards of the Road Ordinance.
- C. For the purpose of this Section, each off-street parking space shall measure a minimum of nine feet by 18 feet, exclusive of access drives. Parallel parking spaces shall measure 23 feet by seven feet. All parking, passenger loading zones and signage for accessible parking spaces shall **at a minimum** comply with the Maryland Accessibility Code (MAC). All other current Federal and State accessibility guidelines for site design shall apply. Any dimensions listed in the Ordinance are offered as examples only.
- D. When calculating the number of parking spaces, fractions shall be rounded up.
- E. The Planning Commission Administrator may allow up to 15 percent of the required number of parking spaces to be reserved for **future** construction **in the future** and/or designated as overflow parking provided that:
 - 1. the spaces shall be shown on the Site Plan and the area shall be graded and maintained in grass and reserved for future parking space construction if and when needed; and
 - 2. the applicant shall provide data that demonstrates that the reduction is not likely to create stacking or parking within rights-of-way or driveways; and
 - 3. one year after completion of **each the** construction **of the entire site phase**, the Planning Commission Administrator shall require part or all of the reserved parking to be constructed if, on a normal workday, the parking lot is full and parking is observed on an adjacent right-of-way. The applicant may be required to provide **traffic parking** counts before a determination is made.
 - 4. the applicant shall provide a bond, **equal to 125% of the estimated parking construction costs**, to ensure that the reserved parking area will be constructed if determined to be needed. The bond shall be submitted in accordance with the requirements of Section 4-2.06.
- F. **Table 6.2 provides the minimum number of required parking spaces. The maximum number of provided parking spaces may not exceed 125% of the minimum required. If a** ~~An applicant wishes may provide an additional 25% above the maximum, however the additional to provide more spaces than required by this Section, data justifying the request for additional spaces shall be provided to the Planning Commission Administrator for review and approval. If additional spaces are approved, the first five spaces may be constructed of an impervious surface. The remaining extra spaces shall be pervious.~~

- G. **For any non-residential use, a** minimum of four parking spaces shall be provided ~~for all non-residential uses~~. Additional parking spaces shall be provided ~~based on~~ **for each** individual uses **on the parcel** as indicated in Table 6-2. **If the business caters to boat traffic, up to 30 percent of the number of spaces required may be satisfied by providing an equal number of boat slips reserved exclusively for that purpose. Signage shall be provided for the transient slips.**

1. **Exceptions:**

- a. ~~If the business caters to boat traffic, up to 30 percent of the number of spaces required may be satisfied by providing an equal number of boat slips reserved exclusively for that purpose.~~
 - b. ~~A shopping center, mall, plaza, or similar multi-service non-residential development of less than 10,000 square feet shall be computed based on individual use. Expansion of the development to 10,000 square feet or more will require the entire development to be recomputed in accordance with sub-paragraph 'c' below.~~
 - c. ~~A shopping center, mall, plaza, or similar multi-service non-residential development of 10,000 square feet or more of gross leasable area shall be computed at a rate of one parking space per 200 square feet of net floor area, except theatres, which shall be computed separately,~~
- H. **Shared parking is permitted within or among multiple adjoining or adjacent parcels for uses shown on a site plan.**

1. **For multiple use development, the following shared parking reduction factor shall be used. The number of parking spaces required is calculated by adding the total number of spaces required by each separate use and dividing the total by the appropriate factor from the Shared Parking Reduction Factor matrix. When more than two of the uses below share parking the lowest factor shall be used.**

Shared Parking Reduction Factor Matrix:

	Retail Commercial > 75,000 sf	Office	Hotel/Motel	Residential
Residential	1.2	1.4	1.1	1.1
Hotel/Motel	1.3	1.7	1.1	1.1
Office	1.2	1.1	1.7	1.4
Retail	1.2	1.2	1.3	1.2

Example:

30,000 sf non-medical office parked at 1 space per 300 sf = 100 spaces
 100 multi-family attached dwelling units parked at 2 per dwelling unit = + 200 spaces
 300 total
 Reduction factor: ÷ 1.4 spaces required: 214

2. For multiple uses involving uses not listed in the matrix above, the Planning Commission Administrator shall determine the appropriate reduction factor based on the specific characteristics of such uses. Such characteristics shall include whether the individual establishments sharing parking spaces are not normally opened or used during the same operating hours.
3. A written irrevocable agreement between the owners of the establishments which are to have shared parking spaces shall be provided to the Planning Commission Administrator. To implement such a reduction, the following information shall be provided as determined appropriate by the Planning Commission Administrator:
 - a. the number of hotel/motel rooms,
 - b. the number of residential units and the number of bedrooms,
 - c. the square footage of each use,
 - d. the business hours of each establishment,
 - e. the seating capacity of each establishment (if applicable),
 - f. the number of parking spaces reserved for employees, provisions for maintenance,
 - g. provisions for change of use,
 - h. capacity,
 - i. number of employees, and
 - j. any other provision which, the Planning Commission Administrator requires to review and approve the agreement.

The County Attorney shall review the agreement for legal sufficiency. The agreement shall transfer with the land and be recorded in the Land Records and a recorded copy shall be submitted to the Planning Commission Administrator.

4. Each shared parking space will fulfill the requirement for one off-street customer parking space required for each establishment bound by the agreement.
- I. One electric vehicle charging device shall be provided, at a minimum, when the required parking exceeds 25 spaces for any commercial, industrial or recreational use. An electric vehicle charging station parking space that meets the standards of the ordinance for a parking space will count as a parking space in all respects. Electric vehicle charging devices may be located adjacent to designated parking spaces in a parking lot as long as the devices do not encroach into the required dimensions of the parking space (length/width/height). Devices must be mounted on the wall or on a structure at the end of the space at least 4.5 feet above the parking surface of the space. No charging devices may be placed within the dimensions of a space on the sides or entrance to a space.

KEY TO TABLE 6-2:	
PARKING CATEGORY	NUMBER OF SPACES
A – Very Low Parking Generation Group and/or Seasonal Uses	A minimum of four spaces shall be required. In addition, the number of parking area spaces shall be adequate in size sufficient so that there is no parking on the right-of-way. Parking areas shall meet all other requirements of this Section.
B – Low Parking Generation Group	One space per 300 square feet net gross floor area including all indoor and outdoor patron areas
C – Normal Moderate Parking Generation Group	One per 200 250 square feet net gross floor area including all indoor and outdoor patron areas
D – High Parking Generation Group	One per 150 200 square feet net gross floor area including all indoor and outdoor patron areas
E – Eating Establishments	One per 50 square feet of gross floor area including all indoor and outdoor patron areas (10/13/10)
N/A	No parking required.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
AGRITOURISM, ECOTOURISM, AND HERITAGE TOURISM USES	PARKING CATEGORY
Agritourism Enterprise	N/A
Campground, Farm	A
Canoe or Kayak Launching Site, Commercial	A
Commercial Kitchen, Farm	A
Ecotourism Enterprise	A
Farm Support Business, Less than 5,000 square feet	A
Farm Support Business, More than 5,000 square feet	A
Heritage Trail Displays	A
Hunting Service	A
Public Events/Public Assemblies on Farmland	AD (grass permitted)
Rental Facilities on Farms	AD (grass permitted)
Sports Practice Fields on a Farm	A30 spaces per field (grass permitted)
KEY TO TABLE: See above	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
AGRICULTURAL USES	PARKING CATEGORY
Animal Husbandry	A
Aquaculture, Freshwater and Land-based	A
Aquaculture, Marine/Estuarine	A
Commercial Greenhouse, Retail	C
Commercial Greenhouse, Wholesale	A
Commercial Kennel, with indoor facilities only	A
Commercial Kennel, with outdoor facilities	A
Commercial or Non-Profit Stable or Horseback-Riding Club	A
Commercial Raising of Animals, Dangerous or Wild (9/22/09)	A
Commercial Raising of Animals, Fur-bearing (9/22/09)	A
Farm	A
Farm Brewery	N/A A
Farm Brewery (with Tasting Room and/or Eating Establishment)	E C
Farm Building	A
Farm Distillery	N/A A
Farm Distillery (with Tasting Room and/or Eating Establishment)	E C
Farm Stand	A
Farm, Tree (9/22/09)	N/A
Farm Winery	N/A A
Farm Winery (with Tasting Room and/or Eating Establishment)	E C
Field Crops	N/A
Forest Product Processing	A
Garden Center or Farm Supply Store	C
Livestock Auction and/or Sales Barn, Commercial	A
Livestock Auction, by a Non-Profit Organization or Farm Owner	A
Nursery, Retail	A B
Nursery, Wholesale	A
Veterinary Hospital or Clinic, Livestock	A
Veterinary Hospital or Clinic, Small Animal and Household Pets	C
KEY TO TABLE: See page 6	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
COMMERCIAL RETAIL USES	PARKING CATEGORY
Agricultural Machinery, Service and/or Supplies	B
Antiques Sales	C
Art Gallery	C
Auction Building	C
Boat Dealership	B
Home Improvement Center	C
Manufactured Home Dealer	B
Market, Artisans' and Crafters' (9/22/09)	A C
Market, Farmers' (9/22/09)	C
Market, Flea (9/22/09)	C
Market, Watermen's (9/22/09)	C
Mobile Food Sales	N/A
Retail Commercial Building ≤10,000 square feet¹	C D
Retail Commercial > 10,000 square feet ≤ 75,000 square feet¹	C
Retail Commercial > 75,000 square feet¹	B
Retail Commercial Building with Drive-up Facility	C See Retail Commercial above based on building size
Retail Commercial Sale or Display Area, Outdoor	C
Seasonal Retail Sales or Display Area, Outdoor	Adequate parking for the primary use of the property must be demonstrated. No additional parking required for the Sales/Display area.
KEY TO TABLE: See page 6	

¹Retail Commercial includes development of multiple businesses on one or multiple adjoining parcels shown on a single site plan including shopping center, mall, plaza or similar multi-service retail commercial uses.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
BUSINESS & PERSONAL SERVICE USES	PARKING CATEGORY
Boat Service and/or Repair	B
Boat Storage, Commercial	B
Boatel	B
Commercial Kitchen (not associated with an Eating Establishment)	B
Commercial Pier	A
Commercial Trade or Business School	C
Corporate Headquarters	C B
Crematorium (not associated funeral home)	N/A A
Crematorium (associated with funeral home)	1 per 4 persons legal occupancy 1 space per 4 seats in public assembly room(s)
Drive-up Facility, Accessory (9/22/09)	N/A
Eating Establishments:	
With or Without Outdoor Patron Area ⁸ (10/13/10) - on individual parcel	E 1 space per 60 square feet of gross floor area including all indoor and outdoor patron areas
With or Without Outdoor Patron Area - within a shopping center, mall, plaza or similar multi-service retail commercial use (excluding in-line stores)	1 space per 90 square feet of gross floor area including all indoor and outdoor patron areas
With No Patron Area (10/13/10)	10 minimum plus 0.5/employee D
Within a shopping center or multi-service non-residential development of 1075,000 square feet or more	C
Entertainment Business, Adult	1 per 4 persons legal occupancy D
Flex Space Business	1 per 500 gross floor area
Funeral Home	1 per 4 persons legal occupancy/visitation areas 1 space per 4 seats for public assembly room(s)
Home Occupation , Class I - All Employed are Residents (in addition to the residential parking requirements of Section 5.6)	1 per employee No additional parking above spaces requirement for dwelling
Home Occupation, Class II with up to 2 Equivalent Full-time non-resident employees (in addition to the residential parking requirements of Section 5.6)	1 per employee 2
Home Occupation, Class III (in addition to the residential parking requirements of Section 5.6)	2 + 1 space per non-resident employee
Laundry, Industrial	1 per 500 gross floor area
Laundry/Laundromat	D B
Motel or Hotel	1 per overnight lodging unit plus 1 per employee
Nightclub, Lounge (9/22/09)	E 1 space per 50 square feet gross floor area including all indoor patron areas
Nightclub or Lounge with Outdoor Patron Area (9/22/09)	E 1 space per 50 square feet gross floor area including all indoor and outdoor patron areas
Office, Medical, Non-medical or Clinic	C
Office, Non-Medical	B

Office Support Services, including printing, copying, faxing, internetworking, etc.	B
Personal Services	C
Tavern, Bar (9/22/09)	E-1 1 space per 50 square feet gross floor area
Tavern or Bar with Outdoor Patron Area (9/22/09)	E-1 1 space per 50 square feet gross floor area including all outdoor patron area
KEY TO TABLE: See page 6	

⁸ ~~For Eating Establishments where a significant portion of consumption of food is designed to take place in motor vehicles parked in the parking lot, the parking requirement shall be 2 spaces per 50 square feet of gross floor area including all outdoor patron area. (10/13/10)~~

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
RECREATION USES	PARKING CATEGORY
Campground and/or Recreational Vehicle Camp, Non-Farm	A
Carnival, Fair or Circus – Temporary, on Less than Five Acres (9/22/09)	N/A
Carnival, Fair or Circus – Temporary, on More than Five Acres (9/22/09)	N/A
Commercial or Non-Profit Meeting Hall, Banquet Hall	D
Convention Center	1 per 4 persons legal occupancy 1 space per 100 square feet gross floor area
Drive-in Theatre	A
Golf Course	3 spaces 4 per hole plus 1 per employee
Golf, Driving Range	1 space per 2/tee
Golf, Miniature	1 per 2 holes plus 1 per employee
Marina (08/07/07)	1 per 2 boat slips + 1 overflow (grass permitted) per 4 slips 5 per boat ramp + 10 overflow (grass permitted) per boat ramp ¹
Recreation Facility, Indoor Commercial (Indoor Sports)	1 per 4 persons legal occupancy D
Recreation Facility, Indoor Commercial: Bingo Hall, Arcade, Pool Hall (9/22/09)	1 per 4 persons legal occupancy D
Recreation Facility, Indoor Commercial: Bowling Center (9/22/09)	5 per lane
Recreation Facility, Indoor Commercial: Fitness Center (9/22/09)	1 per 4 persons legal occupancy D
Recreation Facility, Indoor Commercial: Skating Rink (9/22/09)	1 per 200 gross floor area + 1 per 1000 s.f. of rink area
Recreation Facility, Indoor Commercial: Studio, Commercial (9/22/09) (Arts & Crafts production)	Instructional: 1 per 300 net floor area Artists': 1 per 500 net floor area Performing Arts: 1 per 4 persons legal occupancy B
Recreation Facility, Indoor Commercial: Theatre (9/22/09) Studio, Performing Arts	1 per 4 persons legal occupancy Studio: 1 space per 300 gross floor area Performing Arts: 1 space per 4 seats in main assembly area
Recreation Facility, Outdoor Commercial (9/22/09)	A
Retreat, Day	1 per 4 persons legal occupancy C
Target Range, Indoor	1 per 4 persons legal occupancy 1 space per shooting alley
Target Range, Institutional	A
Target Range, Outdoor	A
Key to Table: See page 6	

¹ For boat ramps, the parking space size shall be 12 feet by 40 feet.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
COMMERCIAL WHOLESALE USES	PARKING CATEGORY
Mini-Storage	with office: 4 without office: 2
Warehouse, Indoor	1 per 1500 gross floor area
Warehouse, Outdoor	1 per 1500 gross floor area
Wholesale Lumber and/or Other Building Materials	1 per 1500 gross floor area
Wholesaling, Indoor Only	1 per 1500 gross floor area
KEY TO TABLE: See page 6	

MOTOR VEHICLE & RELATED SERVICE USES	PARKING CATEGORY
Automobile Filling Station	2 per pump island + stacking + 3 per service bay + 1 per tow truck
Automobile Filling Station with Convenience Store and/or Eating Establishment <ul style="list-style-type: none"> - Convenience Store - Eating Establishment 	2 per pump island + stacking + 3 per service bay + 1 per tow truck + 1 space per 250 200 net gross floor area + 1 space per 100 gross floor area
Automobile Parking Lot/Garage as a Principal Use	N/A
Automobile Parts Dismantling and/or Storage	4 + 1 per 2 employees A
Automobile Repair/Service Shop without fuel sales	3 per service bay + 1 per tow truck
Bus Lot or Garage	N/A
Car Wash	4 + 1 per 2 employees A
Commuter Parking Lot	N/A
Inoperative Motor Vehicle, 1 per lot	N/A
Inoperative Motor Vehicles, 2 per lot	N/A
Motor Vehicle Accessory Shop	C
Motor Vehicle Dealership - New or Used ¹	1 per 300 s.f. display area or 1 per 10 display items (min. 5 spaces) B + 3 spaces per service bay
Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing	A
Park-and-Sell Lot	1 per 300 s.f. display area or 1 per 10 display items (min. 5 spaces) B
Parking of Commercial Vehicles	A
Storage of Motor Vehicles (does not apply to Motor Vehicle Dealership)	A
Truck, Bus and Diesel Service and Repair Shop	3 per service bay + 1 per tow truck
Truck Terminal	B
Vehicle Ferry Service	A
KEY TO TABLE: See page 6	

¹Gross Floor area to be calculated based on interior and exterior vehicle display areas

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
INDUSTRIAL USES	PARKING CATEGORY
Agricultural/Seafood/Livestock Processing Plant	1 per 500 gross floor area
Asphalt Plant	A
Commercial Fuel Storage Business	A
Commercial Recycling Facility	A
Distillation of Alcohol as a Fuel, Commercial	A
Distillation of Alcohol as a Fuel on a Farm for Farm Use Only	N/A
Grain Elevator	A
Kiln, Wood Drying	A
Landfill, Land-Clearing Debris	A
Landfill, Rubble	A
Landfill, Sanitary	A
Manufacturing and/or Assembly, Heavy	1 per 1000 gross floor area
Manufacturing and/or Assembly, Light	1 per 500 gross floor area
Manufacturing and/or Assembly Marine-Related (9/22/09)	1 per 500 gross floor area
Outdoor Storage in Connection with Commercial and/or Industrial Uses	N/A
Power Generating Facility, Accessory to a Residence or Business	N/A
Power Generating Facility, Commercial	A
Research & Development Facility, Environmental	B
Research & Development Facility, Other	B
Salvage and/or Junk Yard	4 + 1 per 2 employees A
Sand, Gravel or Mineral Extraction and Processing	4 + 1 per employee A
Sand, Gravel or Mineral Extraction (No Processing)	4 + 1 per employee A
Sawmill, Commercial	4 + 1 per employee A
Sawmill, Portable	N/A
Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business	N/A
Wind Energy System, Commercial	A
KEY TO TABLE: See page 6	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
INSTITUTIONAL USES	PARKING CATEGORY
College or University	1 per 150 square feet 8 spaces per teaching station or + 1 space per 4 seats in auditorium (whichever is greater)
Continuing Care Retirement Community	1.25 per residential dwelling unit + 1 per 5 beds + 1 per on-duty employee
Day Care Center, 8 clients or less	3 per teaching station 1 space for drop off + parking required for dwelling
Day Care Center, More than 8 clients	1 space for drop off + 2 spaces per teaching station
Elementary, Middle and High School	Elementary: 3 per teaching station Middle: 3 per teaching station + or 1 space per 4 seats in auditorium (whichever is greater) High: 1 per 4 seats in auditorium or 5 per teaching station (whichever is greater)
Fire and/or Rescue Service <ul style="list-style-type: none"> Without meeting/banquet hall With meeting/ banquet hall 	1 per 4 persons legal occupancy 2 spaces per bay D
Hospital	C 7 per bed¹
Library	1 per employee + 1 per 200 gross floor area C
Museum	1 per employee + 1 per 200 gross floor area C
Nursing or Convalescent Home	1 per 5 4 beds + 1 per on-duty employee
Place of Worship, Parish Hall, Convent, Monastery or Rectory (including associated cemeteries, associated residential structures for religious personnel and associated building, religious classes, not including primary or secondary school buildings and daycares)	1 per 4 persons legal occupancy 1 space per 4 seats of maximum seating capacity in main assembly area or 1 space per 200 gross floor area in the parish hall (whichever is greater)
Public or Non-Profit Park	A + 60 spaces per athletic field
Public or Governmental Building	C Refer to Building Use
Public Utility Lines & Accessory Structures	A
Solid Waste Collection Site	A
Temporary Structure Incidental to Schools (classroom relocatables)	A
Treatment Facility, Wastewater	A
Treatment Facility, Water Supply	A
KEY TO TABLE: See page 6	

¹Required parking spaces includes staff, visitors and all uses within the proposed hospital building,

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
UNCLASSIFIED USES	PARKING CATEGORY
Accessory Building, Structure, or Use	Based on Use
Airport or Landing Field	A
Cemetery or Memorial Garden	A
Communications Towers & Antennas (Government, Commercial & Private)	N/A
Dock, Pier, Private	N/A
Garage Sale, Yard Sale or Estate Sale	N/A
Heliport	A
Model Home	A
Pets, Dangerous or Wild Animals (9/22/09)	N/A
Pets, Household (9/22/09)	N/A
Pets, Livestock (on Non-Farm Properties) (9/22/09)	N/A
Recreational Vehicle, Temporary, at Construction site (for watchman) (9/22/09)	1 per employee
Recreational Vehicle, Unoccupied (9/22/09)	N/A
Structure for the Keeping of Animals (on non-farm properties)	N/A
Temporary Structure Incidental to Construction (non-residential)	A
Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)	A
KEY TO TABLE: See page 6	

6-4.02 Vehicular Flow (on site)

Sites shall be designed to prevent awkward or dangerous vehicular flow.

A. Travel ways ~~in parking lots~~ shall meet the following **minimum** width requirements:

1. 25 feet wide for two-way traffic adjacent to rows of parking spaces;
2. 20 feet wide for two-way traffic when not adjacent to rows of parking spaces or one-way traffic with angled parking;
3. ~~16~~**18** feet wide for one-way traffic.

B. At the ends of parking rows, safe and convenient space shall be provided to allow vehicles to back out of parking spaces (minimum six feet).

C. A driveway shall be set back at least six feet from a building corner to reduce blind spots.

D. The following ~~stacking~~ requirements apply to ~~any~~ **uses involving stacking** that includes ~~a~~ **but are not limited to** drive-up **facilities, schools, daycare centers, solid waste facilities and churches:**

1. A drive-~~thru~~**through** lane shall be provided adjacent to the drive-up facility that contains adequate room for stacking of a minimum of seven vehicles (**20 feet by 10 feet per vehicle**); and
2. A by-pass lane shall be provided adjacent to the drive-~~thru~~**through** lane; and
3. The drive-~~thru~~**through** lane and by-pass lane shall not impact or block parking spaces; **and**
4. **The stacking shall not negatively affect the site circulation or back up into a road right-of-way; and**
5. **If more than one drive-through lane is provided, stacking for the lane adjacent to the drive-up facility shall meet item #1 above. Additional drive-thru lanes shall contain adequate room for stacking a minimum of five vehicles (20 feet by 10 feet per vehicle).**

E. The following stacking requirements apply to Automobile Filling Stations:

1. **Adequate room shall be provided for stacking a minimum of three (3) vehicles (20 feet by 10 feet per vehicle) per each side of pump island; and**
2. **The stacking shall not negatively affect the site circulation or back up into a road right-of-way**

F. Bus Parking

1. **Bus parking shall be provided for uses including but not limited to those which will accommodate school field trips and bus tours.**

E G. Parking islands with six-inch high curbs shall be required at the end of all parking rows. If bio-retention areas are proposed within the parking islands, the curbing requirements may be waived by the Planning Commission Administrator.

<u>Term</u> <u>(Date of Amendment)</u>	<u>Definition</u>
Accessory Building, Structure, or Use on the same property with the Principal Use (3/25/08), (05/04/10), (12/14/11) (4/16/12)	A building, structure, or use on the same lot with, attached to or detached from, and of a nature customarily incidental and subordinate to, a principal building, structure, or use. In the 100-yr floodplain, an accessory structure shall be used solely for parking of vehicles and limited storage.
Primary Building, Structure or Use	The principal or dominant building, structure or use of a property.
Seat	The number of devices for seating individual persons or the number of spaces allocated for seating individuals (but not less than 24 linear inches) in multi-person seating units.
Use, Primary	See: Primary Building, Structure or Use
Vehicle Display Area	The area where vehicles for sale are parked inside of a building, on any exterior designated area for display or an area designated “adjacent to the right-of-way” as permitted by a Town Center zoning ordinance.